

City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

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December 17, 2018

NOTICE OF AVAILABILITY (SCH No. 2017101041)

To: Agencies, Organization, and Interested Parties

Subject: Notice of Availability of a Draft Program Environmental Impact Report (EIR) for the Magnolia Tank Farm (MTF) Project

Lead Agency:

Agency Name: City of Huntington Beach

Street Address: 2000 Main Street

City/State/Zip: Huntington Beach, CA
92648

Contact: Ricky Ramos
Senior Planner

Consulting Firm:

Firm Name: Psomas

Street Address: 3 Hutton Centre Drive,
Suite 200

City/State/Zip: Santa Ana, CA 92707

Contact: Alia Hokuki, AICP
Project Manager

PURPOSE OF THIS NOTICE: Notice is hereby given that the City of Huntington Beach (lead agency) has completed a Draft Program Environmental Impact Report (EIR) (State Clearinghouse No. 2017101041) for the MTF Project to address the potential environmental effects associated with implementation of the Project. The Draft Program EIR is available for public review and comment pursuant to the California Environmental Quality Act (CEQA). Local residents, institutions, and other interested parties wishing to comment on the Draft Program EIR, may do so during the Public Comment Period (Monday, **December 17, 2018** through Thursday, **February 14, 2019**).

SIGNIFICANT ENVIRONMENTAL EFFECTS: Implementation of the Project would result in potentially significant impacts to Air Quality, Biological Resources, Geology and Soils, and Hazards and Hazardous Materials; however, mitigation measures are introduced to reduce the impacts to less than significant levels. Impacts related to Noise, Greenhouse Gas emissions, and Transportation and Traffic for the proposed Project were found to be significant and unavoidable. The significant and unavoidable impacts associated with Greenhouse Gas Emissions and Noise were avoided under the second development option (Alternative 1).

PUBLIC REVIEW AND COMMENT PERIOD: CEQA mandates a 45-day public review period; the Draft Program EIR will be available for review for a period of 60 days to account for the holidays:

Starting Date: Monday, December 17, 2018

Ending Date: Thursday, February 14, 2019

All comments need to be mailed or submitted no later than 5 p.m. on February 14, 2019. Please send your comments, including your name and address to:

Ricky Ramos, Senior Planner
City of Huntington Beach
Community Development Department
2000 Main Street, Huntington Beach, CA 92648
Or via email to: rramos@surfcity-hb.org

You may also submit comments on the Project and Draft MTF Specific Plan separately from the Draft Program EIR. Copies of the Draft Program EIR and Draft MTF Specific Plan are available at the following locations:

- City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach, California 92648
- City of Huntington Beach Clerk's Office, 2000 Main Street, Huntington Beach, California 92648
- Huntington Beach Public Library Banning Branch, 9281 Banning Avenue, Huntington Beach, California 92646
- The City's website:
<http://www.huntingtonbeachca.gov/government/departments/planning/major/>

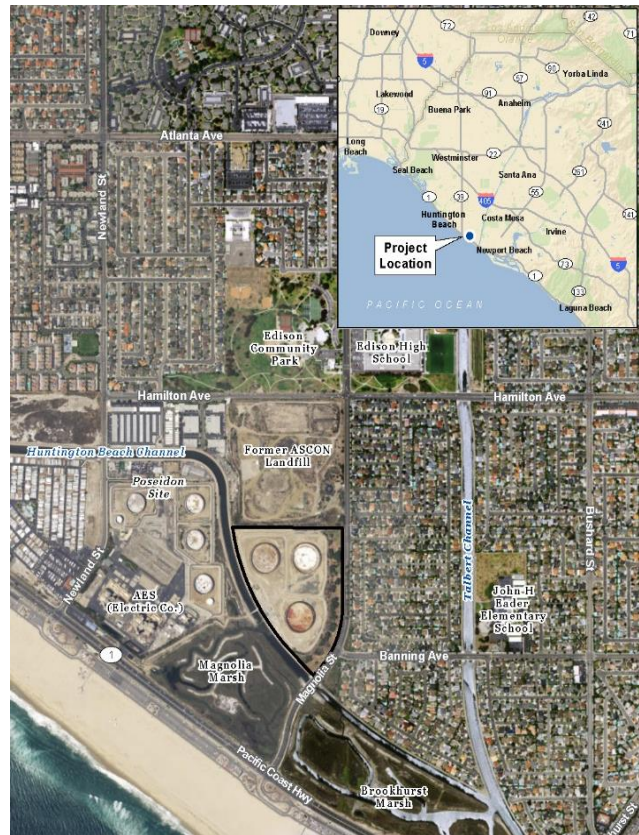
PROJECT TITLE: MAGNOLIA TANK FARM PROJECT

PROJECT APPLICANT: SLF HB-Magnolia, LLC, 2 Park Plaza, Suite 700, Irvine, CA 92614

PROJECT LOCATION: 21845 Magnolia Street, Huntington Beach, CA 92646.

PROJECT LOCATION: The 28.9-acre MTF project site is located at 21845 Magnolia Street, on the west side of Magnolia Street at Banning Avenue in the southeastern area of Huntington Beach in western Orange County, California. The City of Huntington Beach is surrounded by the cities of Westminster to the north; Seal Beach to the northwest; Fountain Valley to the east; and Costa Mesa to the southeast. The Pacific Ocean borders the City to the west. Regional access to the City is provided by Interstate 405 (I-405) to the north; State Route 1 (SR-1) to the west; and State Route 39 (SR-39). Local access is from Magnolia Street with Hamilton and SR-1 being the nearest east-west access routes.

PROJECT DESCRIPTION: The proposed MTF Project involves two development options at the equal level of consideration: The first option (proposed Project) is a mixed-use development comprised of a 211,000 square-foot lodge/guesthouse accommodations with a maximum of 215 rooms, including 175 guest rooms and family/group overnight



accommodations with 40 rooms; 19,000 square feet of ancillary and visitor-serving retail and dining; up to 250 for sale, residential units (at 15 dwelling units/acre); 2.8 acres of Coastal Conservation area to provide a buffer for the adjacent wetlands; and 2.8 acres of park..

The second option (Alternative 1) consists of the redevelopment of the project site with up to 250 for sale, residential units (at 11 dwelling units/acre), parks, and open space. Alternative 1 does not include the lodge/guesthouse and visitor and resident-serving uses. All other Project components would remain the same.

In order to implement the Project, the following approvals would be required:

- Final EIR certification to provide CEQA clearance for the proposed development.
- General Plan Amendment (GPA) to amend the existing designation of Public (P) to allow for Commercial Visitor (CV) (proposed Project only), Residential Medium Density (RM), Open Space-Park (OS-P), and Open Space – Conservation (OS-C) with a Specific Plan Overlay.
- Zoning Map Amendment (ZMA) to amend the existing designation of Public-Semipublic with Oil Production Overlay and Coastal Zone Overlay (PS-O-CZ) to Specific Plan with Coastal Zone Overlay (SP-18-CZ).
- Zoning Text Amendment (ZTA) to establish a Specific Plan for the Project site which would establish the land use, development standards, and design guidelines for the proposed development.
- Local Coastal Program Amendment to amend the City's LCP pursuant to the GPA, ZMA, and ZTA. The Local Coastal Program Amendment requires certification (approval) from the California Coastal Commission prior to the proposed land use and zoning designations becoming effective.
- Future entitlement applications for the construction of the project such as Conditional Use Permit, Coastal Development Permit, Tentative and Final Tract Map(s).

Subsequent to the comment period and preparation of the responses to comments and Final Program EIR, public hearings on the Project and Final Program EIR will be scheduled for the Planning Commission and City Council. The public hearings will be separately noticed and are tentatively scheduled for spring/summer 2019. The project site is not on any list enumerated under Section 65962.5 of the Government Code (Cortese list).